From:	So Kim
Sent time:	03/22/2018 12:39:13 PM
To:	Jill Martin <jmartin@trumpnational.com>
Cc:	Ara Mihranian
Subject:	RE: Tract 50666
Attachments:	Capture.JPG 2014 Letters to Lili.pdf

Hi Jill,
Related to the dedication of Lot D, we need to take care of the landscaping issue. We are both aware there are some plants on the property planted either by Trump or the abutting residents that need to be removed. Also, there was a landscape plan that was submitted in 2013 that was incomplete. See attached letter from former Deputy Director Greg to Lili. The landscape plan was originally submitted to address Reso 2008-85, Condition E2. See attached image file. You brought this issue up at one of our previous meetings, asking why you needed to comply when ultimately this lot will be dedicated to the City. In thinking this over, you can either comply with condition E2 or we can discuss other alternatives, such as the City preparing a landscaping and irrigation plan for you, but you will be responsible for all associated costs. Since we're meeting soon, we can talk about this in more detail at that time.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, March 22, 2018 12:00 PM
To: So Kim <SoK@rpvca.gov>
Subject: RE: Tract 50666

Thank you.

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: So Kim <SoK@rpvca.gov>
Sent: Thursday, March 22, 2018 11:57 AM
To: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666

Hi Jill,
Attached is the approved/stamped Grading Plan for TR 50666 for your files.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, March 22, 2018 11:47 AM

To: So Kim <SoK@rpvca.gov>
Subject: RE: Tract 50666

Hi So,
We have also received the fire department conditions, so no need to send. As for the pdf file, you can send it to my drop box associated with this email address.

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: So Kim <SoK@rpvca.gov>
Sent: Thursday, March 22, 2018 11:43 AM
To: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666

Hi Jill,
Fire Dept sent over comments re: your submittal. Would you like me to mail over the plans and attached letter? If so, who would you like me to mail it to? I don't see a requirement requesting submittal of the past VTTM.

In any case, I was not able to locate the map associated with Rev W. However, good news is, I found the MND/environmental document for Rev W. The PDF file is large and I am unable to email it over. Do you have a dropbox or something similar where I can upload the document?

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Monday, March 12, 2018 2:25 PM
To: So Kim <SoK@rpvca.gov>
Subject: RE: Tract 50666

Thanks. Please let me know when you locate it.

Best,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: So Kim <SoK@rpvca.gov>
Sent: Monday, March 12, 2018 12:39 PM

To: Jill Martin <jmartin@trumpnational.com>
Subject: RE: Tract 50666

Hi Jill,
In looking for the plans, I found the attached for your record. I will keep looking.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Monday, March 12, 2018 11:33 AM
To: So Kim <SoK@rpvca.gov>
Subject: Tract 50666

Hi So,
As we are working with the Fire Department on the conditions of approval, they have required a stamped approved copy of revision W (the amended tract map). Would it be possible for me to come get this sometime this afternoon?

Thanks,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

Capture.JPG

2. Prior to recordation of the Final Map, the developer shall submit a final landscape and irrigation plan to the Director of Planning, Building and Code Enforcement for review and approval of all common open space areas within the boundaries of the Vesting Tentative Tracts, roadway medians and public trails. The final landscape and irrigation plan shall conform to the California State Model Water Efficient Landscape Ordinance (per State Assembly Bill 325) and shall include the following:

a. A minimum of eighty percent (80%) drought tolerant plant materials for all landscaped areas.

b. Landscaping within all common areas shall be planted in such a manner so that views from adjacent properties and any public right-of-way are not affected and so that solar access to all dwelling units is protected.

c. All trees selected shall be of a species which reasonably could be maintained at 16 feet. Said trees shall be maintained not to exceed 16 feet in height.

d. The landscaped entries and buffer zones shall meet the standards for Intersection Visibility (Section 17.48.070 (formally 17.42.060)), as identified in the Development Code.

e. Irrigation systems shall utilize drip and bubbler systems wherever possible. Controlled spray systems may be used where drip or bubbler systems are not appropriate. All sprinkler heads shall be adjusted to avoid over-spray.

f. All high water use areas shall be irrigated separately from drought tolerant areas.

g. Irrigation systems shall be on automatic timers and shall be adjusted for seasonal water needs.

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FILE COPY

CITY OF RANCHO PALOS VERDES

COMMUNITY DEVELOPMENT DEPARTMENT

March 19, 2014

Ms. Lili Amini
General Manager
Trump National Golf Club
One Ocean Trails Drive
Rancho Palos Verdes, CA 90275

Subject: Landscape Plan Review for Lot D/VTTM50666 (Case No. ZON2014-00081)

Dear Ms. Amini:

Thank you for submitting the above referenced application on February 25, 2014 along with the related proposed Landscape Plan on March 3, 2014 to the Community Development Department for processing. Pursuant to State Law, I have completed the preliminary review of your application within the prescribed 30-day period. Unfortunately, due to missing information and/or inconsistencies between the project plans and submitted application, it has been determined that the application is incomplete.

The attached list of **Additional Information/Requirements** details information that must be supplied and/or complied with before the City can deem your application complete and begin processing. Please be aware, as this project is processed, it may lead to a need to clarify or supply new information based upon staff's comments and your responses to staff.

Further, because the existing improvements in their current state represent a code violation, please reply to this letter by addressing all of the additional information/requirements noted on the following page within 30 days from the date of this letter

If you have questions, or would like to discuss your project in further detail, please feel free to contact me at (310) 544-5228 or via email at gregp@rpv.com.

Sincerely,

Gregory Pfost, AICP
Deputy Community Development Director

cc: Project File

2014 Letters to Lili.pdf

Additional Information/Requirements:

1. The Landscape Plan identifies "Existing Ficus Nitidia Hedge Maintain at 6'-0" High" in areas where it does not exist. Please revise the plan to remove these notes and the graphic representation of the hedge.

2. The Landscape Plan is for Lot D (1.4 acres), however the plan submitted only included one-half of Lot D. Please submit the proposed Landscape Plan for the entire Lot D. Additionally, on the Plan please identify:
   a. The entire property line for Lot D.
   b. All existing and proposed structures and landscaping (fences, trees, etc.) proposed in Lot D.
   c. The height of the proposed ficus hedge.
   d. All proposed landscaping that would include landscaping up to the property line.

3. Please remove reference to all landscaping outside of Lot D, such as the existing New Zealand Christmas trees on the Driving Range as these are not part of the proposed landscape plan.

4. Please identify the location of the future bicycle/pedestrian trail segment, which is required to be an 8' wide bike path, 3' landscape strip and 4' pedestrian path. Also, the plan should show a minimum 32' distance between the trail and the westerly property line.

5. Please identify the location of required future 5' to 6' high fence/wall along the western property line.

6. Per Condition K-2, the landscape plan shall also include an irrigation plan. Please prepare a separate irrigation plan consistent with Condition K-2 and the City's Ordinance pertaining to Water Efficient Landscaping found in Municipal Code Chapter 15.34.

7. As you are aware, the installed ficus species is not on the approved plant species list for the Fire Buffer Zone, which is composed of Lot D. Staff is currently coordinating review of your proposal with the Fuel Modification Unit of the County of Los Angeles Fire Department. At this time, the Fire Department has indicated that the ficus species must be located at least 10' from any structure. The installed ficus species is approximately 6.5' from the neighboring home and thus must be re-located immediately. Given the potential fire hazard, please remove the installed ficus hedge immediately, and on the landscape plan show it re-located with at least a 10' setback to the neighboring structure. If the City receives any additional comments regarding this proposal from the Fire Department, I will forward those to you.

Issues:

A. As noted in prior correspondence, and per the City Council's conditions of approval dated November 17, 1998, "Prior to approval of the Landscape Plan for Lot "D", the developer shall coordinate with the City and representatives of the Community Association of Tract 16540 to ensure that the proposed landscape plans address the

2014 Letters to Lili.pdf

concerns of the Community Association, subject to review and approval by the Director of Planning, Building and Code Enforcement". Once a landscape plan is complete, I will coordinate a meeting between you and your Staff, myself and the Association.

B. In addition to A above, the 1998 conditions of approval also identified a fence/wall along the western property line – a fence/wall that the Trump Organization is required to install. In 1998, a specific height and type of fence/wall was approved, however since then many properties have changed owners. Thus, at the future meeting with the Association, Staff envisions that the adjacent property owners would also be invited so that agreement can be reached on the type and height of fence at this location. As there may be issues with the location of this fence/wall as compared to the location of the property line, I recommend that we meet to discuss this issue as soon as possible.

C. As noted above, the installed ficus species is not on the approved plant species list for the Fire Buffer Zone, which is composed of Lot D. As such, please consider replacing the ficus species with a species that is on the Fire Buffer Zone Plant list. If you choose not to replace the species, then as discussed in a letter from the California Coastal Commission, dated July 9, 2007, the Commission and/or its Staff will need to approve an amendment to your Landscape Plant Palette to accommodate the ficus species.

2014 Letters to Lili.pdf

CITY OF RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT DEPARTMENT

December 18, 2013

Ms. Lili Amini
General Manager
Trump National Golf Club
One Ocean Trails Drive
Rancho Palos Verdes, CA 90275

Subject: STOP WORK ORDER - Un-authorized Planting

Dear Ms. Amini:

On December 17, 2013, I notified you, via an email message, that the City received a complaint and that I verified that your Staff was planting landscaping along the western project boundary without City approval of a landscape plan as required by the project's conditions of approval. I requested that you please stop that work, remove the landscaping and submit a landscape plan to the City.

Today, I verified that the work is continuing. As such, the City hereby issues this "Stop Work Order", requiring you to stop said work immediately. As requested, please remove said landscaping and submit a landscape plan for any new landscaping proposed in this area.

If you have any questions, please feel free to contact me at (310) 544-5228 or via email at gregp@rpv.com.

Sincerely,

Gregory Pfost, AICP
Deputy Community Development Director

cc: Mayor and City Council
Carolyn Lehr, City Manager
Carol Lynch, City Attorney
Joel Rojas, Director
Project File